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Attorneys for Debtors and Debtors in Possession

Co-Attorneys for Certain Subsidiary Debtors and Debtors in Possession

### UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF NEW YORK

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In re : Chapter 11

:

GENERAL GROWTH :

PROPERTIES, INC., et al., : Case No. 09-11977 (ALG)

:

Debtors. : Jointly Administered

:

NOTICE OF FILING SECOND SUPPLEMENT TO DISCLOSURE STATEMENT FOR PLAN DEBTORS' JOINT PLAN OF REORGANIZATION SOLELY WITH RESPECT TO CERTAIN

PLEASE TAKE NOTICE that the documents attached hereto (the "Second Group of Debtors' Second Disclosure Statement Supplement") account for the addition of White Marsh General Partnership, White Marsh Mall Associates, White Marsh Mall, LLC, and White Marsh Phase II Associates, and apply solely to the certain entities identified on the exhibit attached hereto as Exhibit A (collectively, for purposes of this notice, the "Plan Debtors"). The Confirmation Order DS (as hereinafter defined) is only supplemented or modified as provided herein. The Second Group of Debtors' Second Disclosure Statement Supplement supplements and replaces certain portions of the Disclosure Statement for Plan Debtors' Joint Plan of Reorganization Under Chapter 11 of the Bankruptcy Code, filed on December 15, 2009 as Exhibit C to the Findings of

DEBTORS UNDER CHAPTER 11 OF THE BANKRUPTCY CODE

Fact, Conclusions of Law, and Order Confirming the Plan Debtors' Joint Plan of Reorganization under Chapter 11 of the Bankruptcy Code [Docket No. 3915] ("Confirmation Order DS"), and Supplement to Disclosure Statement for Plan Debtors' Joint Plan of Reorganization Solely with Respect to Certain Debtors Under Chapter 11 of the Bankruptcy Code, filed on December 16, 1009 [Docket No. 3961] (collectively, and along with the Second Group of Debtors' Second Disclosure Statement Supplement, the "Disclosure Statement"). For purposes of entry of a final order approving the adequacy of the Disclosure Statement, the Disclosure Statement shall be deemed (i) to include the Second Group of Debtors' Second Disclosure Statement Supplement with respect solely to the Plan Debtors, and (ii) amended as provided in the Second Group of Debtors' Second Disclosure Statement Supplement with respect solely to the Plan Debtors, subject to the terms of the Disclosure Statement, reserve the right to alter, amend, modify or supplement the Second Group of Debtors' Second Disclosure Statement Supplement.

PLEASE TAKE FURTHER NOTICE that the Second Group of Debtors' Second Disclosure Statement Supplement may be viewed for free at the at the website of the Plan Debtors' voting and claims agent, Kurtzman Carson Consultants, LLC ("KCC") at <a href="http://www.kccllc.net/GeneralGrowth">http://www.kccllc.net/GeneralGrowth</a> or for a fee on the Court's website at <a href="http://www.nysb.uscourts.gov">www.nysb.uscourts.gov</a>. To access documents on the Bankruptcy Court's website, you will need a PACER password and login, which can be obtained at <a href="http://www.pacer.psc.uscourts.gov">http://www.pacer.psc.uscourts.gov</a>. To obtain hard copies of the Second Group of Debtors' Second Disclosure Statement Supplement, please contact KCC at (888) 830-4665 or by email at ggp\_info@kccllc.com.

PLEASE TAKE FURTHER NOTICE that a hearing to consider final approval of the Disclosure Statement (the "Disclosure Statement Hearing") shall be held on **December 22, 2009 at 2:30 p.m.** (prevailing Eastern Time) before the Honorable Allan L. Gropper, United States Bankruptcy Judge, in Room 617 of the United States Bankruptcy Court for the Southern District of New York, One Bowling Green, New York, New York 10004. The Disclosure Statement Hearing may be continued from time to time without further notice other than the announcement by the Plan Debtors in open court of the adjourned date(s) at the Disclosure Statement Hearing or any continued hearing. On December 1, 2009 an order was entered granting, among other things, preliminary approval of the Disclosure Statement.

Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Disclosure Statement.

Dated: New York, New York December 20, 2009

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Co-Attorneys for Certain Subsidiary Debtors and Debtors in Possession

### Exhibit A

Adjourned Plan Debtor	Case No.	LID	Project
Burlington Town Center II LLC	09-12477 (ALG)	30	Burlington Town Center
Chico Mall, L.P.	09-11988 (ALG)	681	Chico Mall
Chico Mall L.L.C.	09-12084 (ALG)	680	Chico Mall
Fox River Shopping Center, LLC	09-12113 (ALG)	519	Fox River Shopping Center
Baltimore Center Associates Limited Partnership	09-12006 (ALG)	154	Gallery at Harborplace
Baltimore Center Garage Limited Partnership	09-12007 (ALG)	160	Gallery at Harborplace
Baltimore Center, LLC	09-12063 (ALG)	153	Gallery at Harborplace
GGP-Mall of Louisiana II, L.P.	09-12482 (ALG)	658	Mall of Louisiana
GGP-Mall of Louisiana, Inc.	09-12478 (ALG)	656	Mall of Louisiana
GGP-Mall of Louisiana, L.P.	09-12018 (ALG)	657	Mall of Louisiana
Mall of Louisiana Holding, Inc.	09-12191 (ALG)	659	Mall of Louisiana
Lancaster Trust	09-12473 (ALG)	24	Park City Center
Parcit-IIP Lancaster Venture	09-12486 (ALG)	23	Park City Center
Parcity L.L.C.	09-12487 (ALG)	748	Park City Center

		1	
Parcity Trust	09-12488 (ALG)	22	Park City Center
Park City Holding, Inc.	09-12489 (ALG)	747	Park City Center
PC Lancaster L.L.C.	09-12490 (ALG)	749	Park City Center
PC Lancaster Trust	09-12491 (ALG)	21	Park City Center
Providence Place Holdings, LLC	09-12233 (ALG)	248	Providence Place
Rouse Providence LLC	09-12252 (ALG)	247	Providence Place
Stonestown Shopping Center, L.P.	09-12283 (ALG)	714	Stonestown Shopping Center
Stonestown Shopping Center Holding L.L.C.	09-12479 (ALG)	712	Stonestown Shopping Center
Stonestown Shopping Center L.L.C.	09-12282 (ALG)	713	Stonestown Shopping Center
Land Trust No. FHB-TRES 200601	09-12186 (ALG)	809	Victoria Ward Warehouse / Plaza
Ward Plaza-Warehouse, LLC	09-12313 (ALG)	719	Victoria Ward Warehouse / Plaza
White Marsh General Partnership	09-12000 (ALG)	121	White Marsh Mall
White Marsh Mall Associates	09-12001 (ALG)	119	White Marsh Mall
White Marsh Mall, LLC	09-12317 (ALG)	118	White Marsh Mall
White Marsh Phase II Associates	09-12002 (ALG)	120	White Marsh Mall

The Woodlands Mall Associates, LLC	09-12323 (ALG)	504	Woodlands Mall

## UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF NEW YORK

-----X

In re : Chapter 11

GENERAL GROWTH

PROPERTIES, INC., et al., : Case No. 09-11977 (ALG)

:

Debtors. : Jointly Administered

:

SECOND SUPPLEMENT TO DISCLOSURE STATEMENT FOR PLAN DEBTORS' JOINT PLAN OF REORGANIZATION SOLELY WITH RESPECT TO CERTAIN DEBTORS UNDER CHAPTER 11 OF THE BANKRUPTCY CODE

## INDEX OF SECOND GROUP DEBTORS SECOND DISCLOSURE STATEMENT SUPPLEMENT MATERIALS

Capitalized terms used throughout this Second Group of Debtors' Second Disclosure Statement Supplement are defined in <u>Appendix A</u> -- "Material Defined Terms for Plan Debtors' Disclosure Statement" as attached to the Disclosure Statement, and as supplemented or amended.

DOCUMENT DESCRIPTION	EXPLANATION
Supplement to Disclosure Statement Section XIV, "Conclusion and Recommendations"	Contains signature blocks for the Plan Debtors identified in the supplement to Appendix C to the Disclosure Statement, attached hereto.
Replacement Exhibit 3 – "Financial Projections" to the Disclosure Statement	Amended to account for the addition of (i) Fox River Shopping Center, LLC pursuant to the Second Group of Debtors' Disclosure Statement Supplement, and (ii) White Marsh General Partnership, White Marsh Mall Associates, White Marsh Mall, LLC, and White Marsh Phase II Associates pursuant to this Second Group of Debtors' Second Disclosure Statement Supplement.
Supplement to Appendix A – "Material Defined Terms for Plan Debtors' Disclosure Statement" to the Disclosure Statement	Contains an additional defined term.
Supplement to Appendix C – "List of Plan Debtors & Corporate Secured Debt Claims and Non-Corporate Secured Debt Claims" to the Disclosure Statement	Contains a list identifying White Marsh General Partnership, White Marsh Mall Associates, White Marsh Mall, LLC, and White Marsh Phase II Associates, the additional Plan Debtors.
Replacement Appendix D – "Coded Organization Chart" to the Disclosure Statement	Amended to account for the addition of White Marsh General Partnership, White Marsh Mall Associates, White Marsh Mall, LLC, and White Marsh Phase II Associates, additional Plan Debtors, identified in the supplement to Appendix C to the Disclosure Statement, attached hereto.
Supplement to Appendix E – "Corporate	The supplemental pages to reflect the

DOCUMENT DESCRIPTION	EXPLANATION
Reorganization Process" to the Disclosure Statement	White Marsh Mall corporate restructuring process will be filed in a forthcoming supplement on December 21, 2009.
Note with respect to supplement to Disclosure Statement Section VI, "Plan Description"	Certain modifications to the form of Plan were made in conjunction with the Confirmation Hearing on December 15, 2009 with respect to other Debtors.  Those modifications are not reflected in the Disclosure Statement. Please refer to the Plan, which can be found as Exhibit B to the Findings of Fact, Conclusions of Law, and Order Confirming the Plan Debtors' Joint Plan of Reorganization under Chapter 11 of the Bankruptcy Code [Docket No. 3915].

### Supplement to Disclosure Statement Section XIV, <u>"Conclusion and Recommendations"</u>

White	Marsh General Partnership
Ву:	White Marsh Mall Associates, a general partner
	By: White Marsh Mall, LLC, its managing partner
	By: /S/ Linda J. Wight
	Vice President
Ву:	White Marsh Phase II Associates, a general partner By: White Marsh Mall, LLC, its managing partner
	By: /S/ Linda J. Wight
	Vice President
White	Marsh Mall Associates
By: Wh	nite Marsh Mall, LLC, its managing partner
	By: /S/ Linda J. Wight
	Vice President
White I	Marsh Mall, LLC
Ву:	/S/ Linda J. Wight
	Vice President
White I	Marsh Phase II Associates
By: Wh	nite Marsh Mall, LLC, its managing partner
	By: /S/ Linda J. Wight
	Vice President

#### **Exhibit 3 – Financial Projections**

## Capitalized terms used in this <u>Exhibit 3</u> are defined in <u>Appendix A</u> to the Disclosure Statement, as supplemented or amended.

For the purpose of demonstrating that the Plan satisfies the feasibility standard described in Section VIII.A.3 of the Disclosure Statement, the Plan Debtors provide the attached consolidated cash flow analysis and the following narrative description.

The Plan Debtors estimate that the Emergence Costs are approximately \$428 million. Of this amount, \$319.8 million is associated with the mortgage and mezzanine debt restructuring, including extension fees, servicer fees and expenses, catch-up amortization payments, accrued interest, the funding of certain escrows and other expenses. A further \$108.2 million is associated with distributions related to prepetition claims against the Plan Debtors. The Plan Debtors are expected to fund these restructuring costs and Plan distributions predominately from funds generated by the Plan Debtors since the onset of their Chapter 11 Cases, with additional support from excess liquidity of GGP LP. These amounts are the best available estimates as of the date of this Disclosure Statement supplement and are subject to change based on the final number of Plan Debtors included or excluded from the Plan and other factors.

As described in Section II.B of the Disclosure Statement, the Plan Debtors engaged in lengthy negotiations with the Secured Debt Holders. In connection with those negotiations, in August 2009 the Plan Debtors completed the preparation of long-term project-level financial projections and provided those projections to the Secured Debt Holders and other key constituencies in the Chapter 11 Cases, including the professionals for the Creditors' Committee and the Equity Committee. The project-level projections completed in August 2009 show that the Plan Debtors will have cash flow well in excess of the amounts necessary to satisfy their principal and interest payments under the restructured secured loans and all other cash needs through 2014. The Plan Debtors' cash flow in 2010 is estimated to be approximately \$47.4 million less than their cash needs, due primarily to the \$150 million pay-down of the secured debt on the Ala Moana property as negotiated as part of the restructuring of that entity's property level secured loan. GGP expects to fund this shortfall out of excess liquidity of GGP LP. The Ala Moana pay-down also can be deferred beyond 2010.

The consolidated cash forecast attached shows that GGP has sufficient cash to fund the Emergence Costs of the Plan Debtors as well as the estimated \$47.4 million shortfall in 2010. On a pro forma basis including all estimated Emergence Costs and other payments required by the Plan, GGP projects it will have \$178.9 million in cash available at the end of 2010.

The Plan Debtors do not, as a matter of course, publish business plans, strategies, projections, anticipated financial positions, or the results of operations. Accordingly, the Plan Debtors do not anticipate that they will, and disclaim any

obligation to, furnish updated projections or cash flow forecasts, to holders of Claims or Interests in the Plan Debtors after the Confirmation Date, or to include such information in documents required to be filed with the SEC (if any) or otherwise make such information public. The Plan Debtors do, however, continue to update their projections to reflect actual results, business developments, changes in assumptions, and refinements to projection methodologies; future projections are likely to differ from those set forth herein. GGP anticipates incorporating such future financial projections in information that is delivered to certain constituencies for purposes of the remaining Chapter 11 Cases.

Creditors should not rely on the projections or cash flow forecast as a representation or guarantee of future performance; they are an estimate done as of August 2009 for purposes of demonstrating feasibility of the Plan and actual results could vary significantly. The projections and cash flow forecast have not been prepared on the basis of Generally Accepted Accounting Principles, the rules of the SEC, or the American Institute of Certified Public Accountants. The projections and cash flow forecast have not been audited or reviewed by independent public accountants.

# General Growth Properties, Inc. Cash Forecast

(\$ in Millions)

Consolidated Cash Flow Before Debt Service and Plan Related Distributions Debt Service Restructuring & Settlement Related Distributions Pre Petition Amounts
Consolidated Cash Flow
Beginning Consolidated Cash Consolidated Cash Flow Ending Consolidated Cash

### Exhibit 3

Transaction	Forecast	Jan - Dec											
Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	2010
-	\$68.2	\$109.8	\$97.5	\$100.2	\$90.9	\$89.2	\$99.6	\$99.6	\$91.4	\$95.3	\$105.1	\$107.0	\$1,154.0
-	(91.8)	(91.8)	(91.4)	(92.3)	(92.3)	(92.7)	(93.8)	(93.3)	(93.6)	(93.6)	(94.1)	(94.1)	(1,114.7)
(325.9)	-	-	-	-	-	-	-	-	-	-	-	(182.5)	(182.5)
(109.6)		-	-	-	-	-	-	-	-	-	-		
(435.5)	(23.6)	18.0	6.1	7.9	(1.4)	(3.5)	5.8	6.4	(2.1)	1.7	11.1	(169.5)	(143.2)
745.2	309.7	286.1	304.1	310.2	318.1	316.7	313.2	319.0	325.4	323.3	325.0	336.1	
(435.5)	(23.6)	18.0	6.1	7.9	(1.4)	(3.5)	5.8	6.4	(2.1)	1.7	11.1	(169.5)	
\$309.7	\$286.1	\$304.1	\$310.2	\$318.1	\$316.7	\$313.2	\$319.0	\$325.4	\$323.3	\$325.0	\$336.1	\$166.6	

## Supplement to Appendix A – "Material Defined Terms for Plan Debtors' Disclosure Statement"

Second Group of Debtors' Second Disclosure Statement Supplement means this Notice of Filing of Second Supplement to Disclosure Statement for Second Group of Plan Debtors' Joint Plan of Reorganization under Chapter 11 of the Bankruptcy Code, filed on December 20, 2009.

### Supplement to Appendix C – "List of Plan Debtors & Corporate Secured Debt Claims and Non-Corporate Secured Debt Claims"

The list of additional Plan Debtors is repeated twice in this supplement to Appendix C, sorted first in ascending alphabetical order of the names of the properties the additional Plan Debtors are each respectively associated with, and second in ascending alphabetical order of the legal entity names of the additional Plan Debtors. A "LID" designation, also provided, is used for purposes of identifying the additional Plan Debtor entities. Pursuant to Section XIII.B of the Disclosure Statement, this supplement to Appendix C also identifies those additional Plan Debtors' Secured Debt Claims which the Plan Debtors believe should be treated as Corporate Secured Debt Claims and those additional Plan Debtors' Secured Debt Claims which the Plan Debtors believe should be treated as Non-Corporate Secured Debt Claims. Capitalized terms used in this supplement to Appendix C are defined in Appendix A to the Disclosure Statement, as supplemented or amended.

### Appendix C – List of Plan Debtors (Sorted by Property)

LID	Debtor Name	Property Name	Type of Secured Debt Claim <sup>1</sup>
121	White Marsh General Partnership	White Marsh Mall	CSD
119	White Marsh Mall Associates	White Marsh Mall	CSD
118	White Marsh Mall, LLC	White Marsh Mall	CSD
120	White Marsh Phase II Associates	White Marsh Mall	CSD

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<sup>&</sup>lt;sup>1</sup> CSD indicates the entity has a Corporate Secured Debt Claim, and NCSD indicates the entity has a Non-Corporate Secured Debt Claim. These designations are referred to in Section XIII of the Disclosure Statement, which describes certain tax consequences of the Plan.

### Appendix C – List of Plan Debtors (Sorted by Debtor)

LID	Debtor Name	Property Name	Type of Secured Debt Claim <sup>2</sup>
121	White Marsh General Partnership	White Marsh Mall	CSD
119	White Marsh Mall Associates	White Marsh Mall	CSD
118	White Marsh Mall, LLC	White Marsh Mall	CSD
120	White Marsh Phase II Associates	White Marsh Mall	CSD

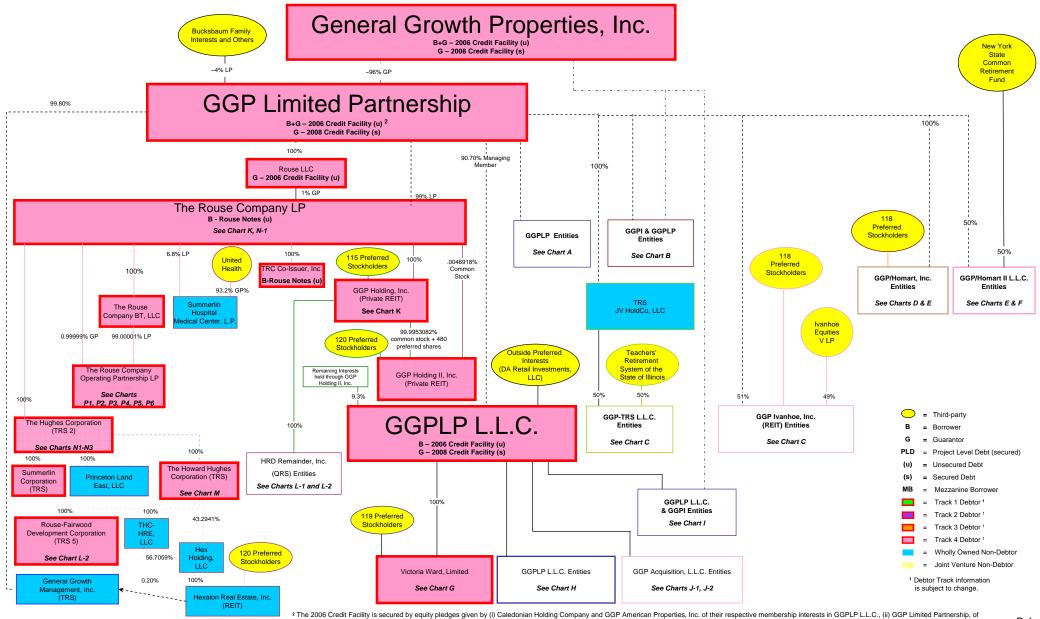
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<sup>&</sup>lt;sup>2</sup> CSD indicates the entity has a Corporate Secured Debt Claim, and NCSD indicates the entity has a Non-Corporate Secured Debt Claim. These designations are referred to in Section XIII of the Disclosure Statement, which describes certain tax consequences of the Plan.

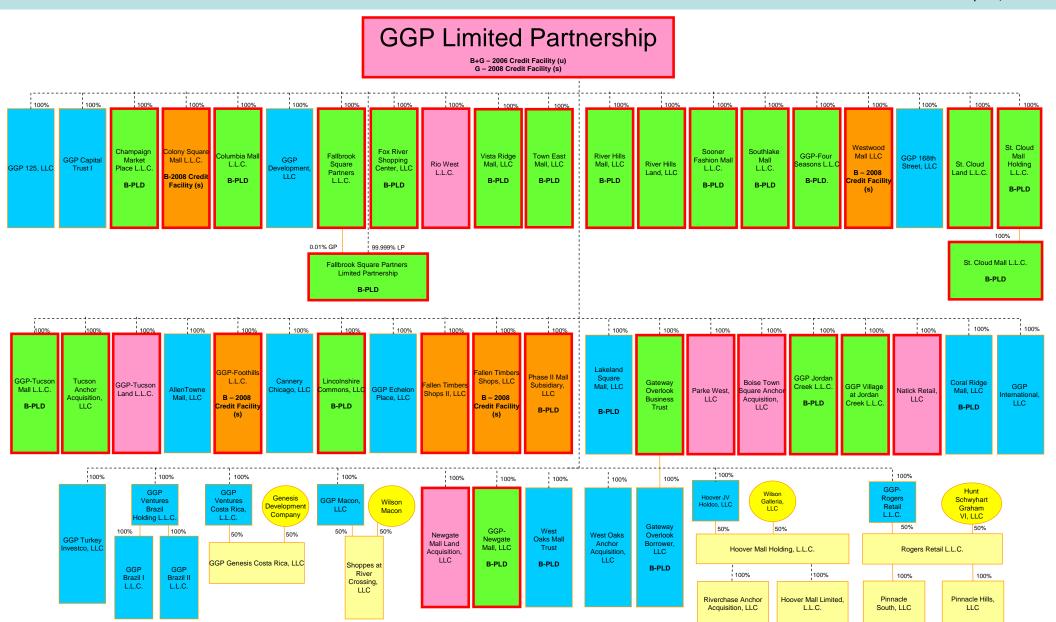
#### Replacement Appendix D - Coded Organization Chart

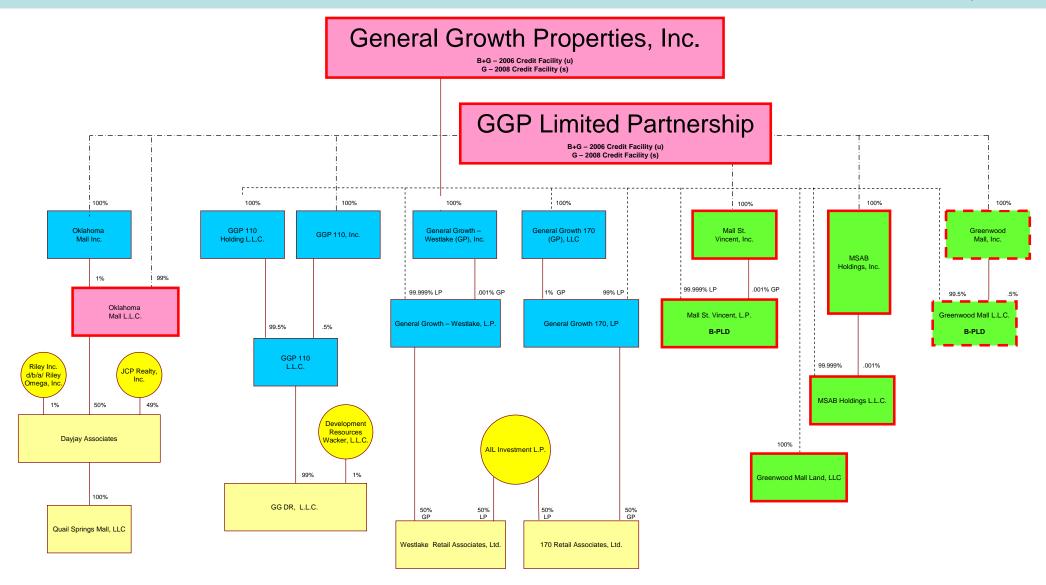
Pursuant to Section IV.B of the Disclosure Statement, this <u>Appendix D</u> depicts the current organizational structure of the GGP Group, as well as certain joint ventures in which the GGP Group holds ownership interests. The chart is coded to reflect pertinent information about each legal entity, including: (i) the entity's status as a Debtor or non-Debtor; (ii) whether the entity is a primary obligor pursuant to any Secured Debt Claims or certain other Secured Claims; and (iii) the grouping of each Debtor entity into one of four "tracks," reflecting the currently projected sequence of emergence from bankruptcy protection of each Debtor. <sup>1</sup> Capitalized terms used in this <u>Appendix D</u> are defined in <u>Appendix A</u> to the Disclosure Statement, as supplemented or amended.

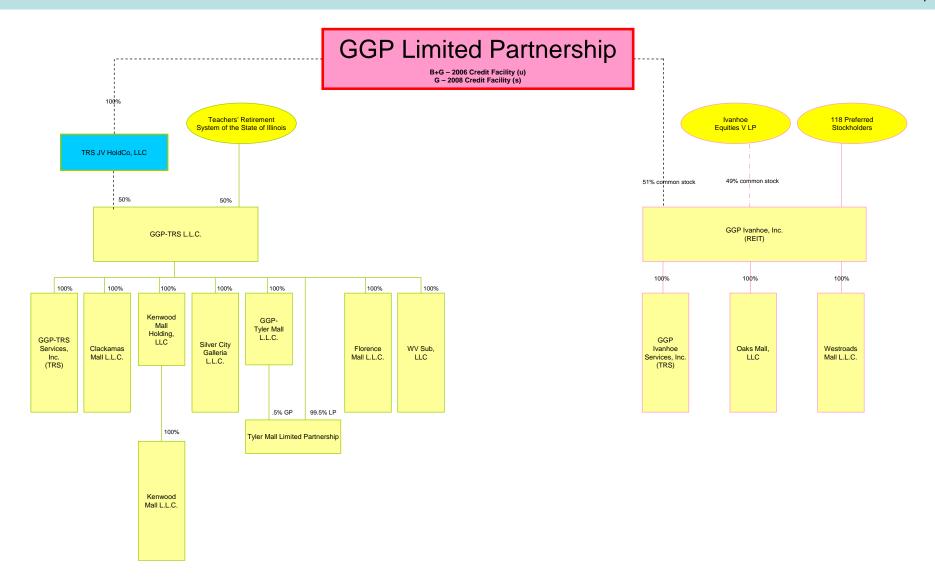
<sup>1</sup> The grouping of the various Debtors into respective "tracks" is subject to change.

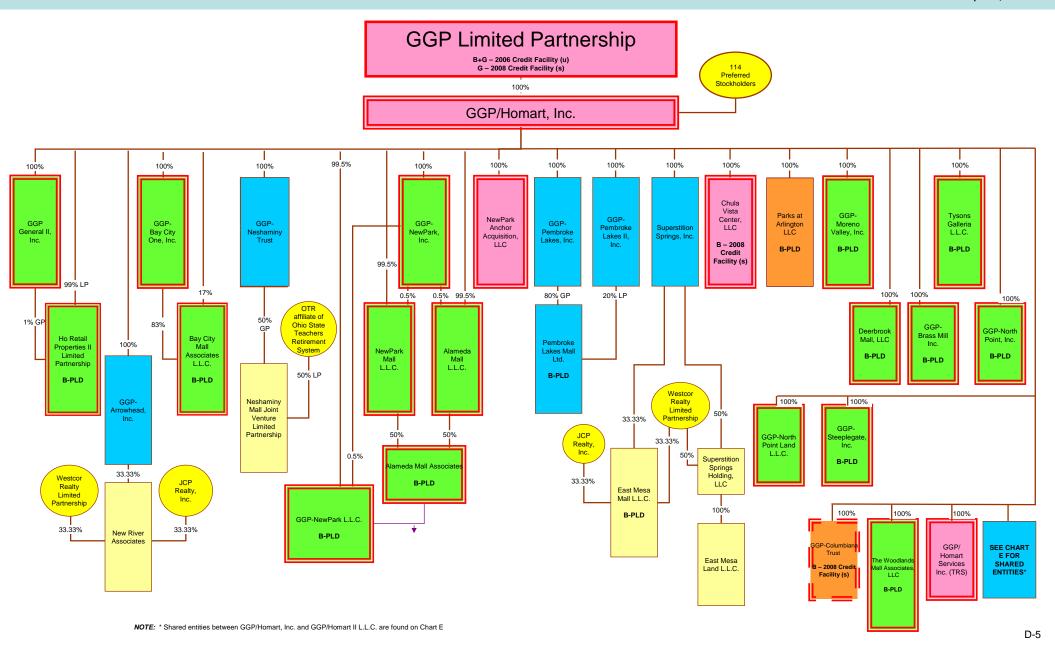


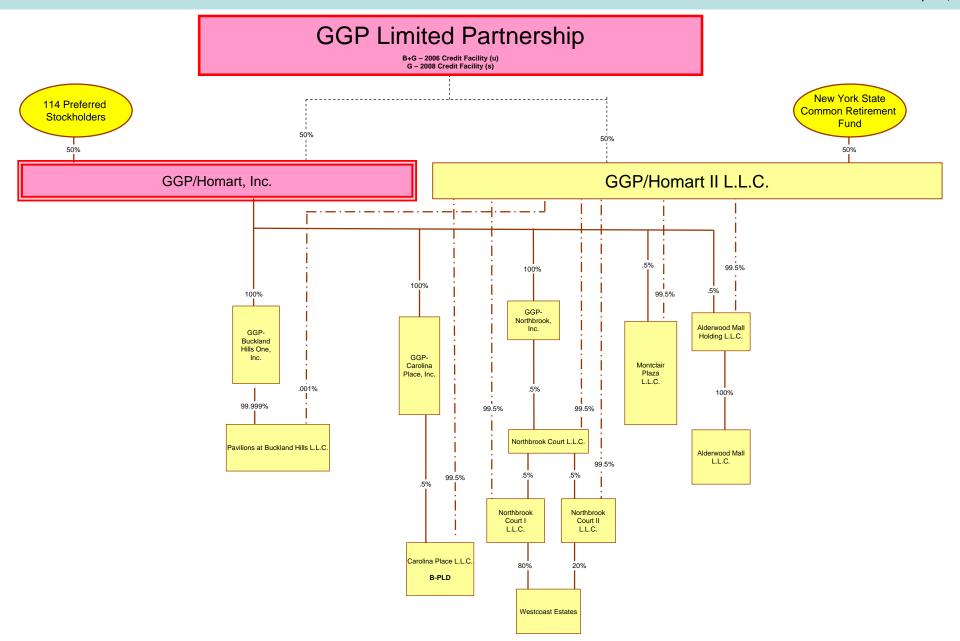
its respective (a) membership interests in both GGPLP L.L.C. and Rouse LLC, and (b) partnership interest in The Rouse Company LP, and (iii) Rouse LLC, of its respective partnership interest in The Rouse Company LP.

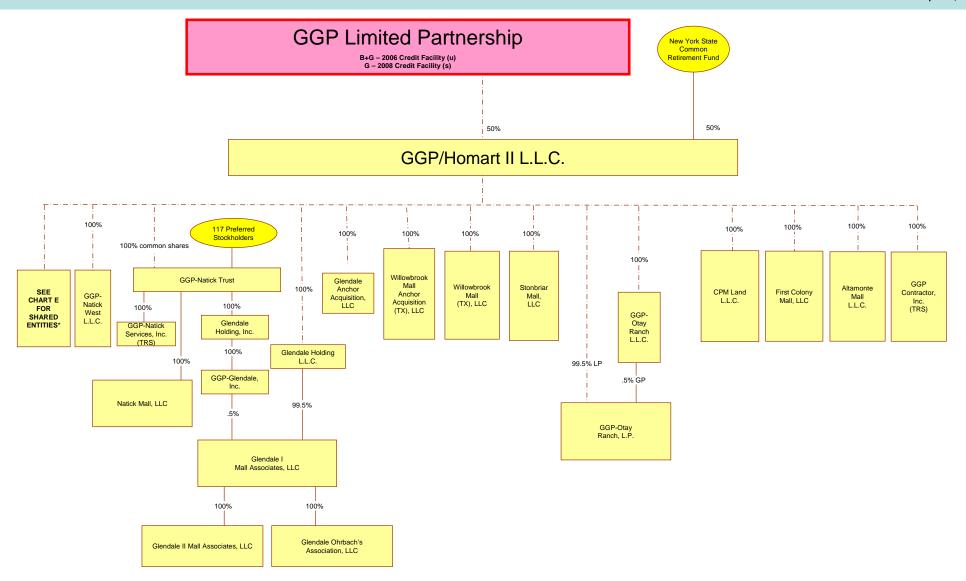


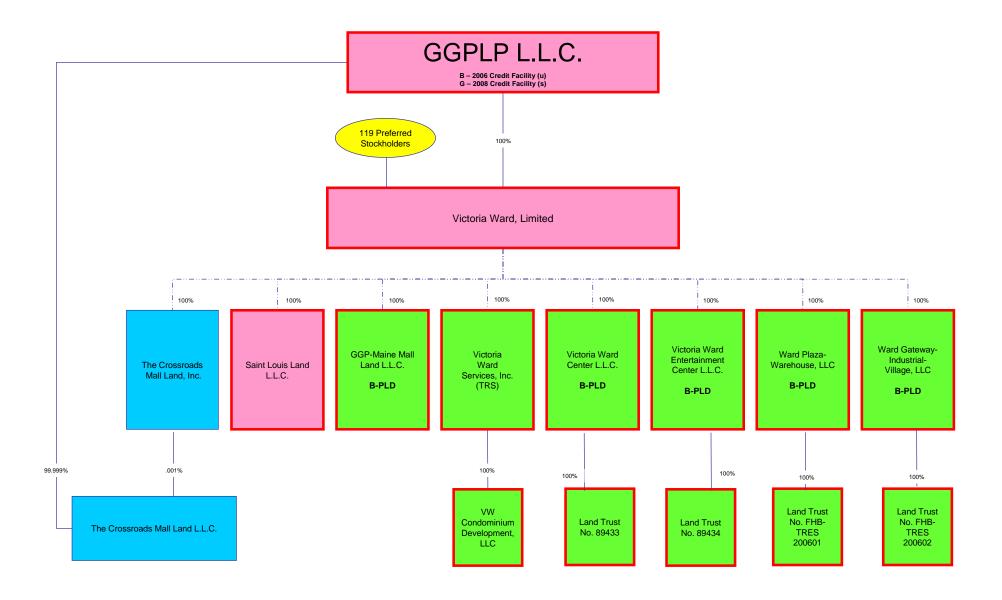


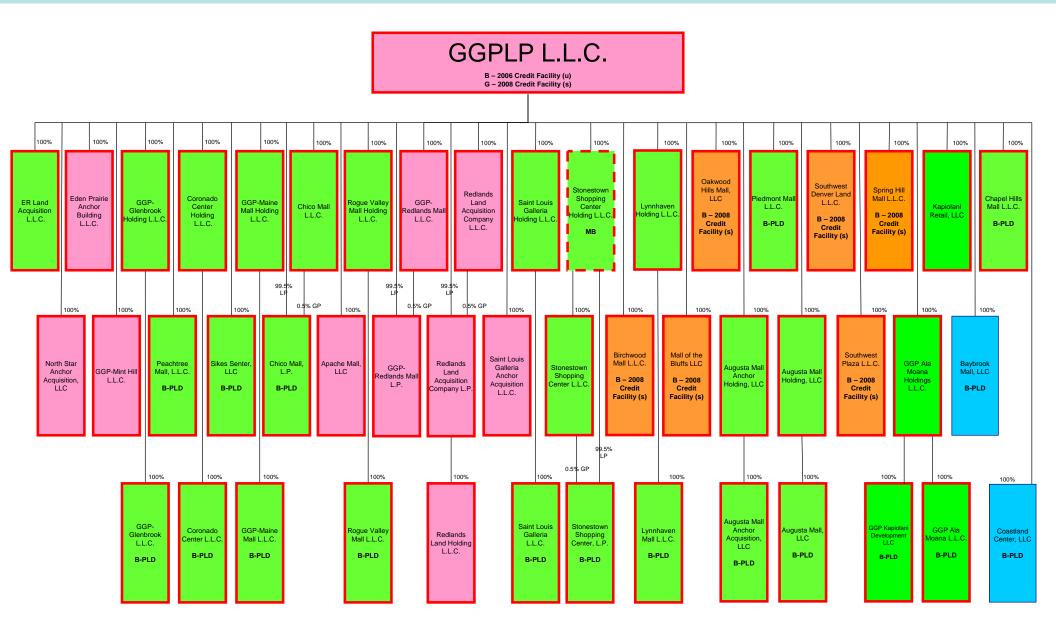


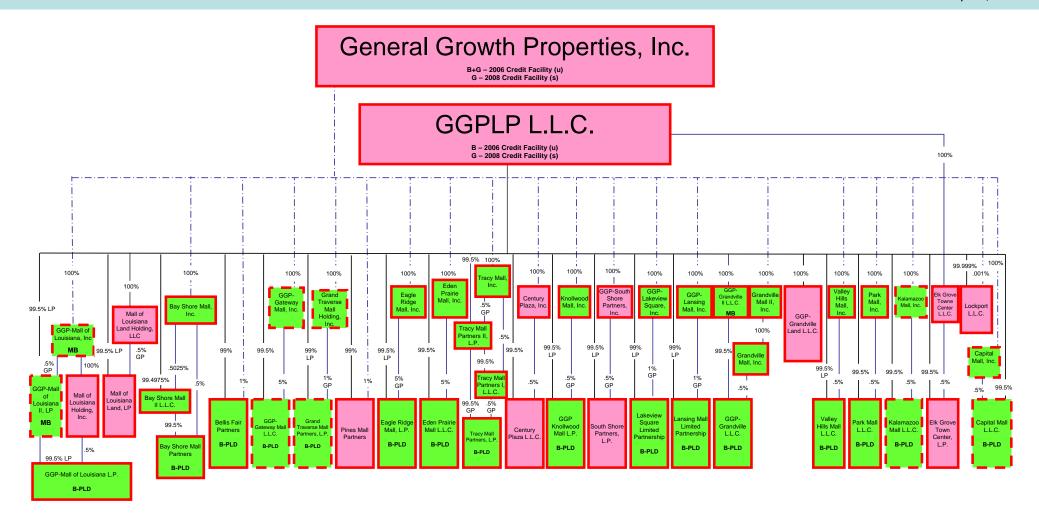


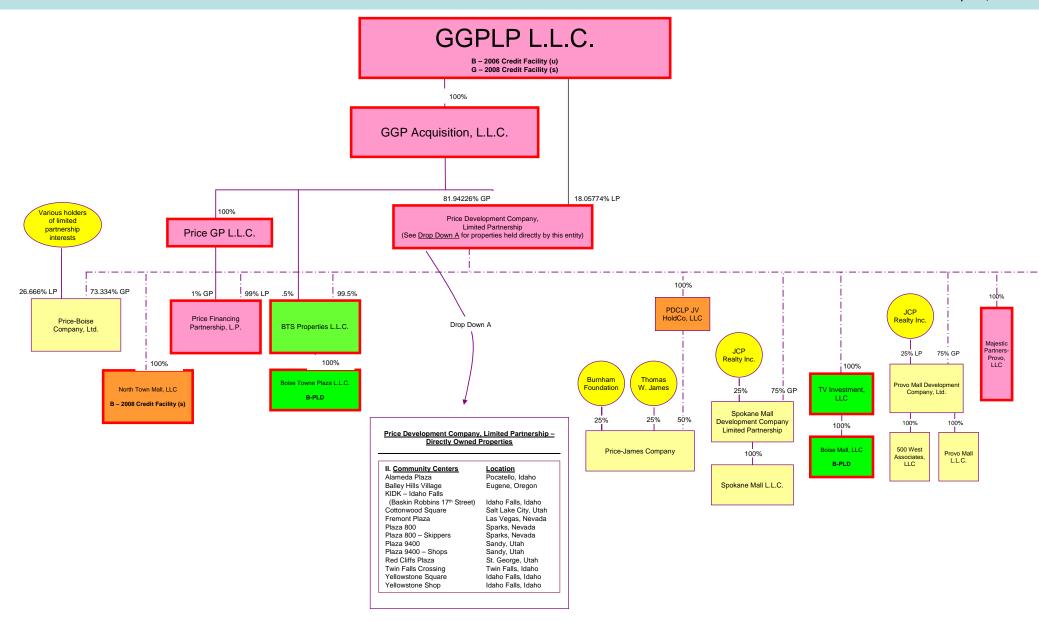


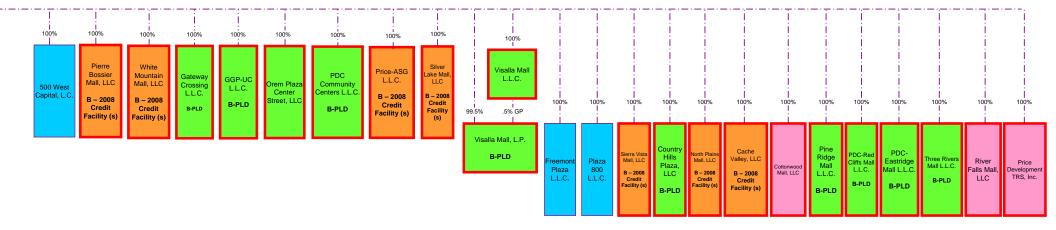


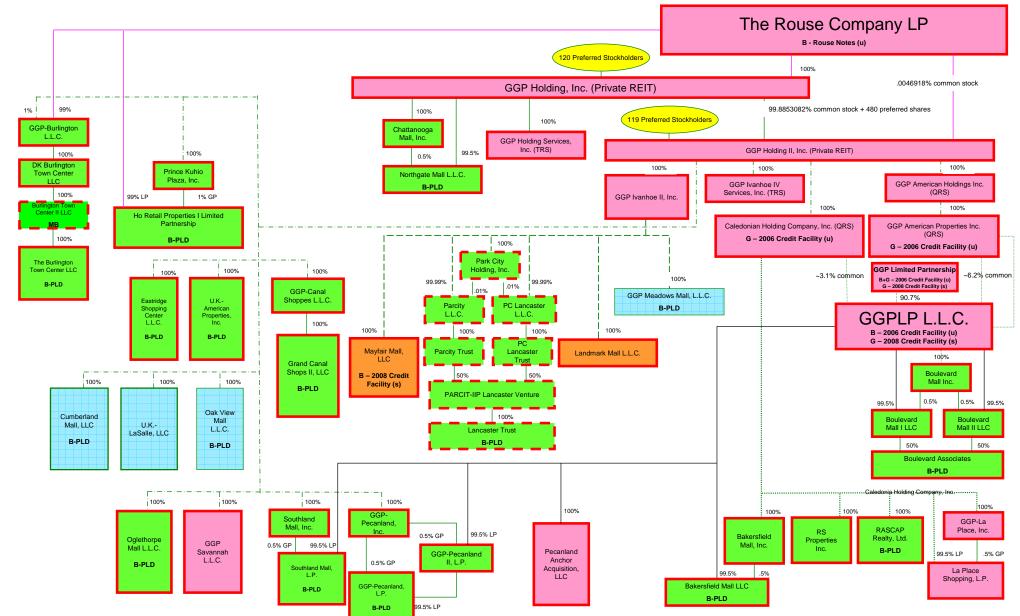


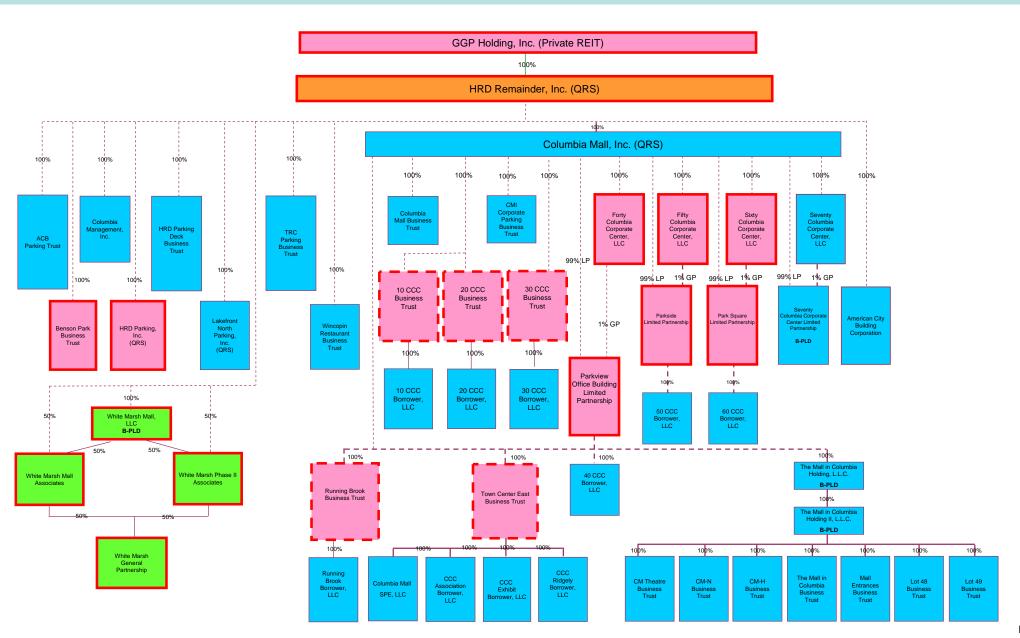


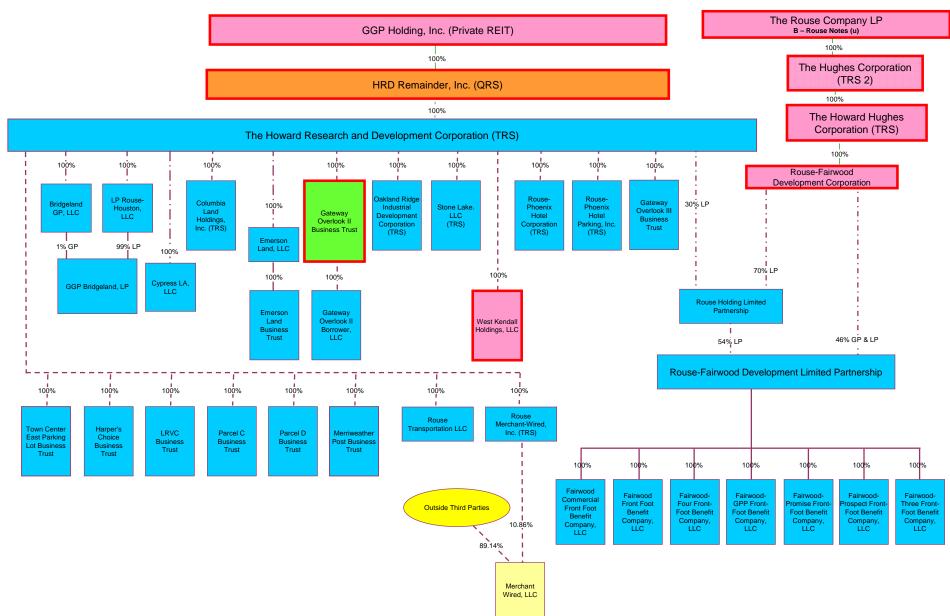


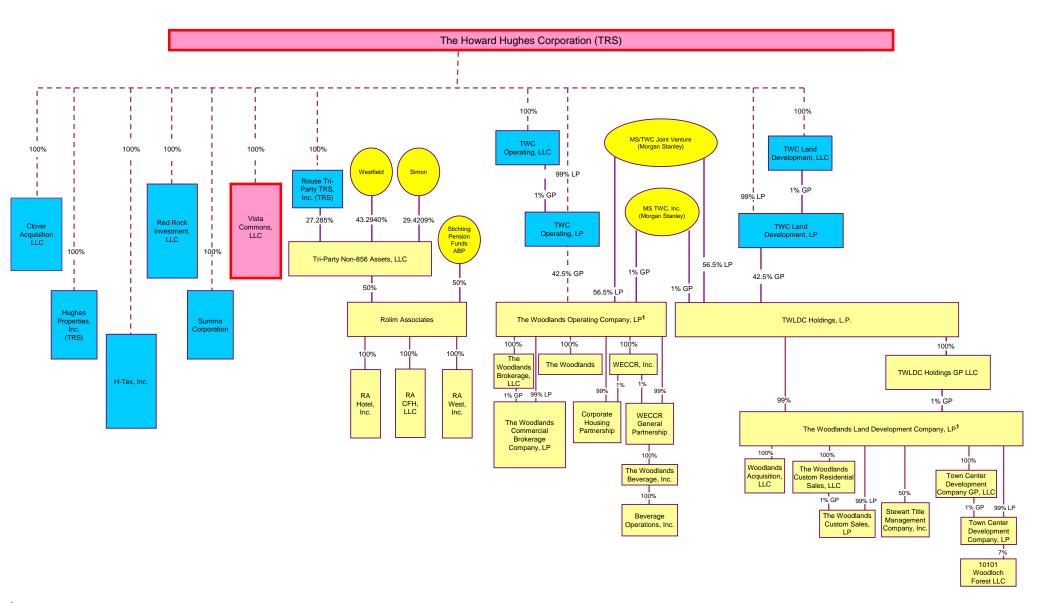




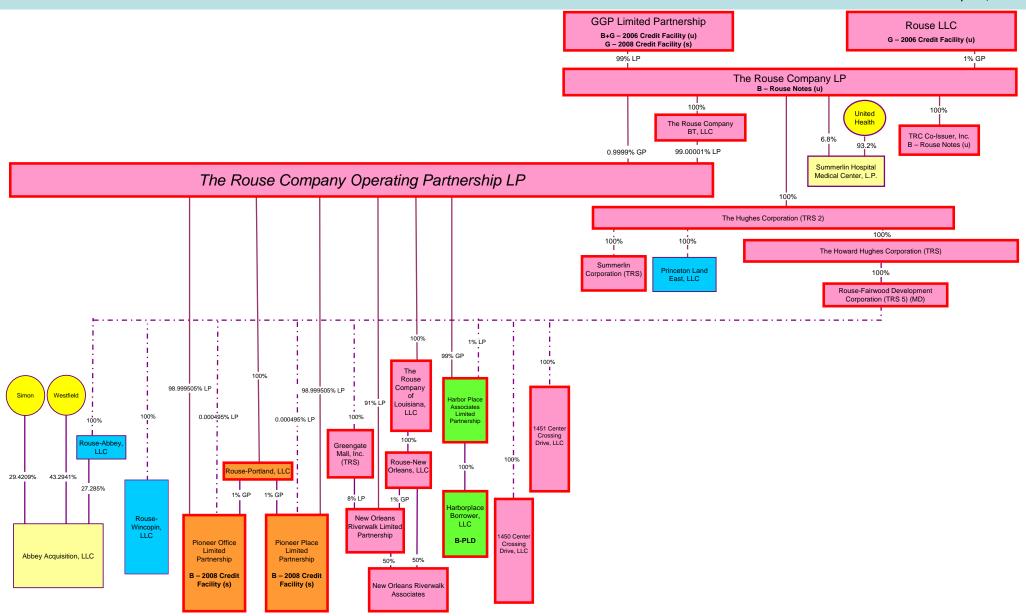


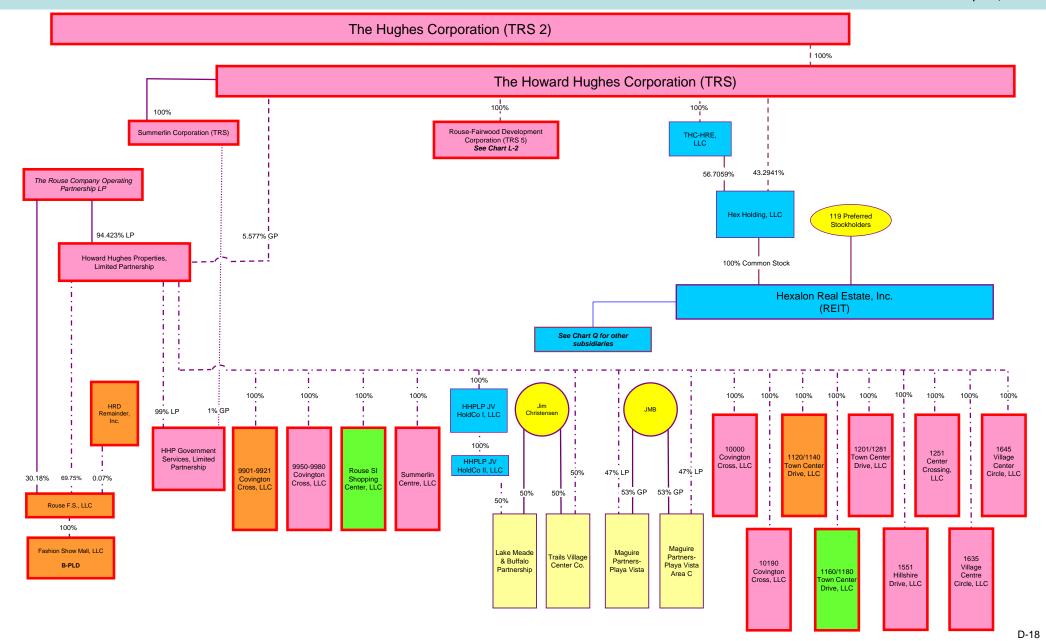


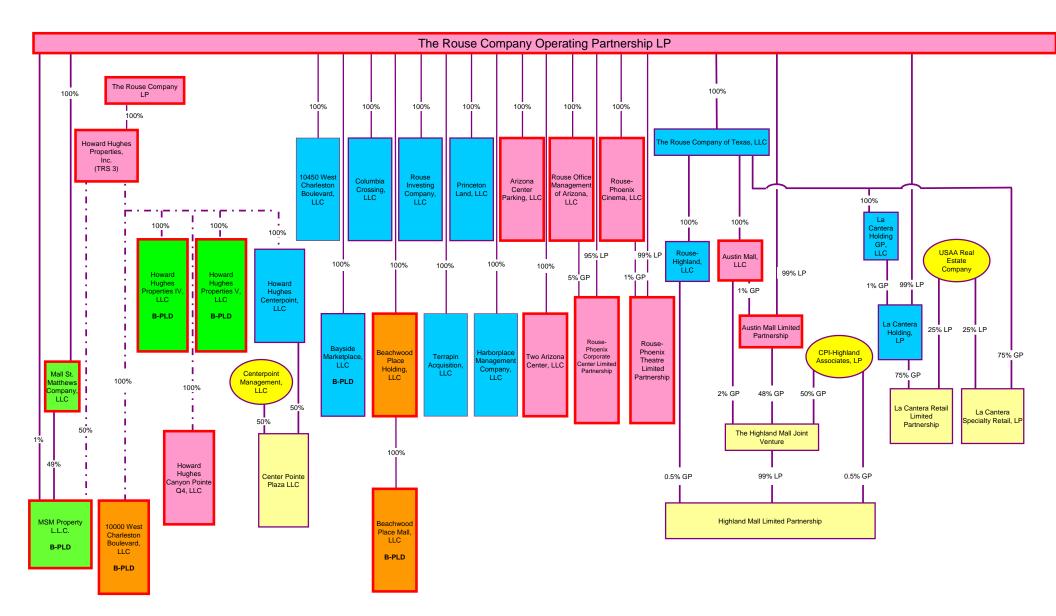


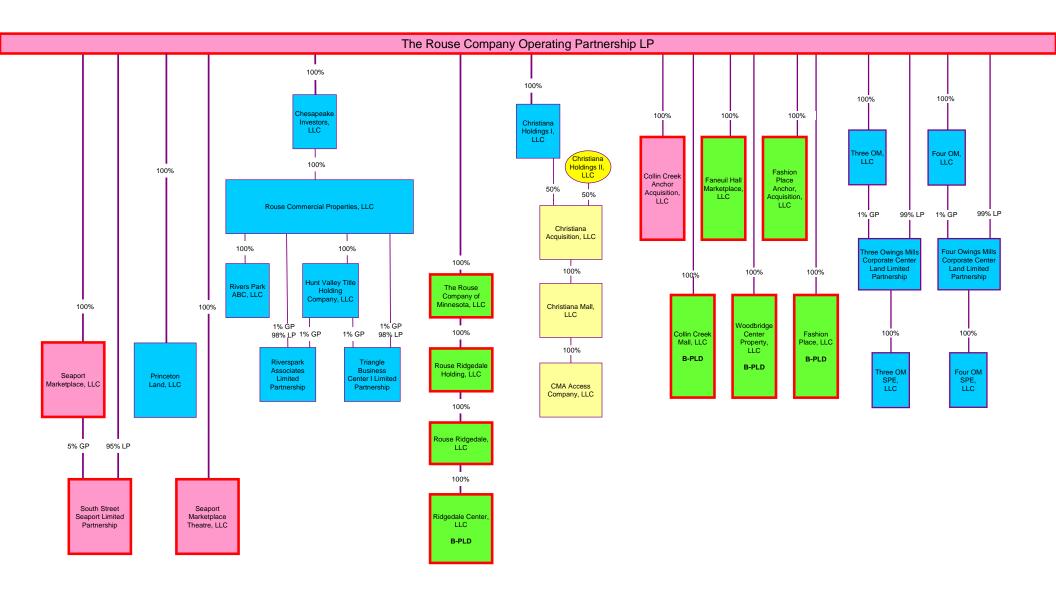


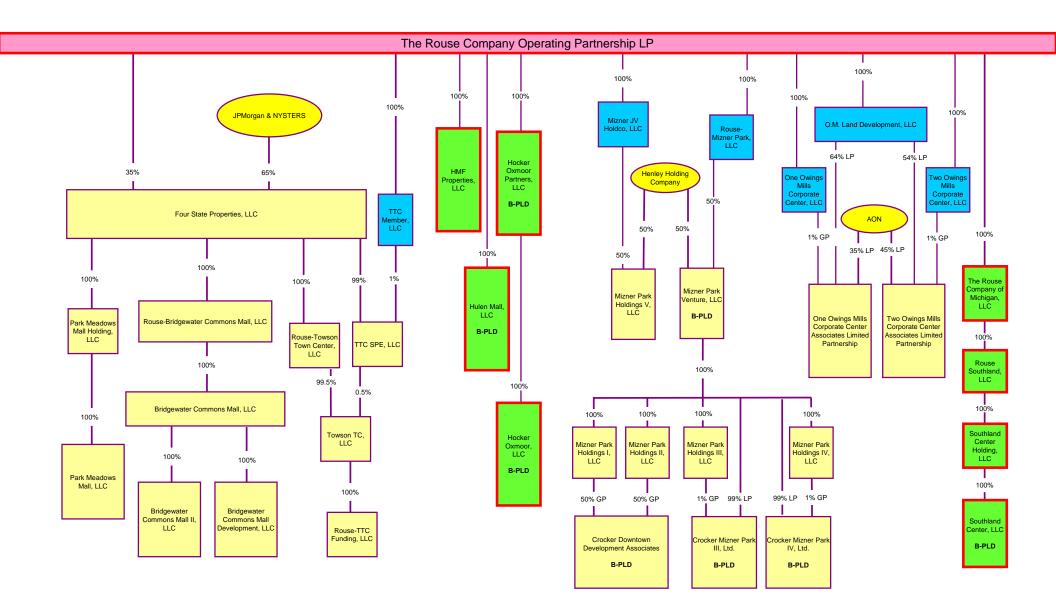
<sup>1</sup> GGP does not control this joint venture. For purposes of preparing this chart, GGP has relied on the most recent information provided by its joint venture partner regarding the joint venture's ownership percentages in its subsidiaries.

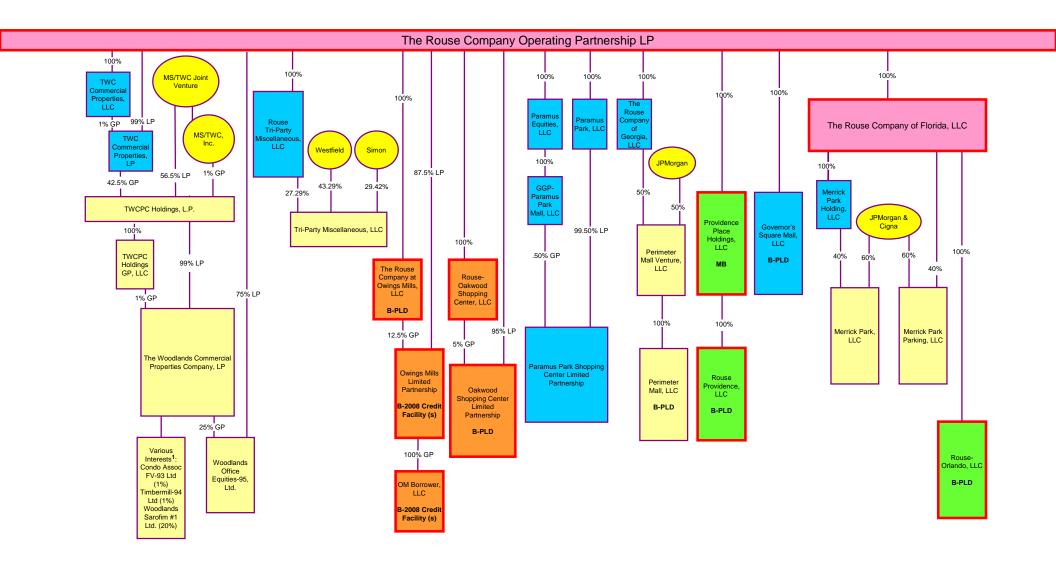




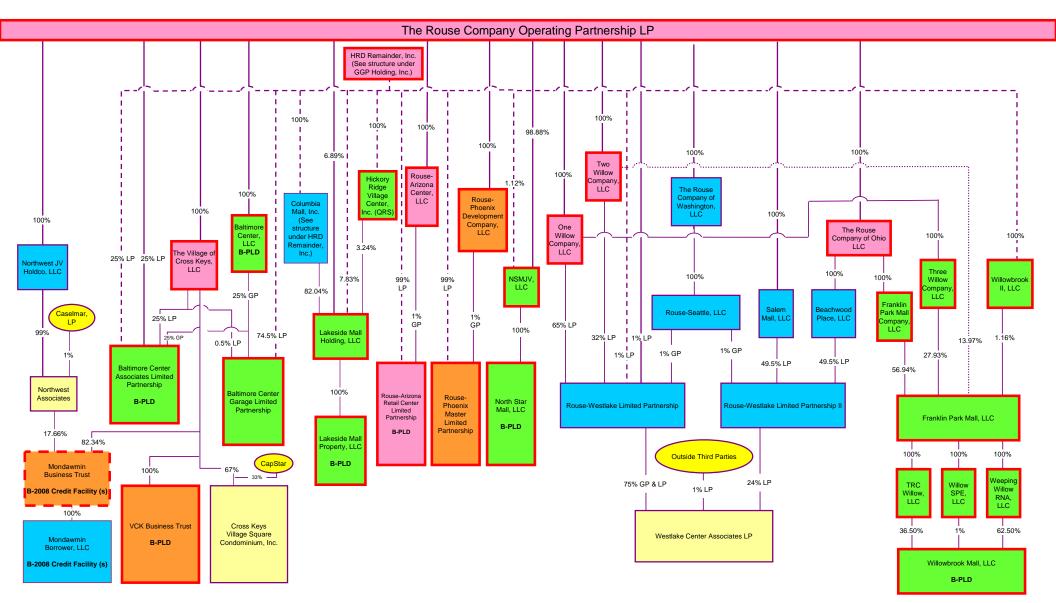


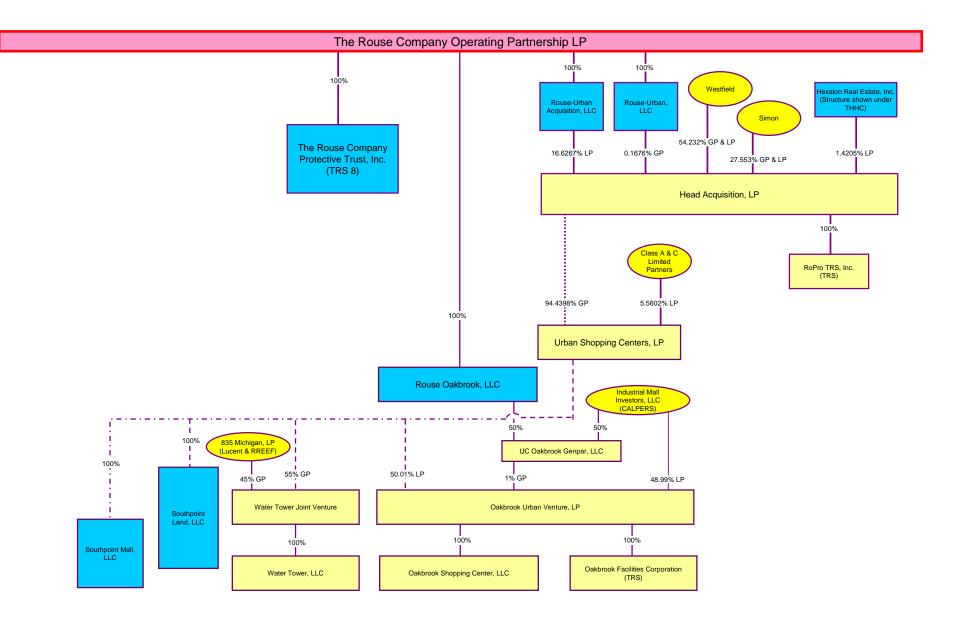


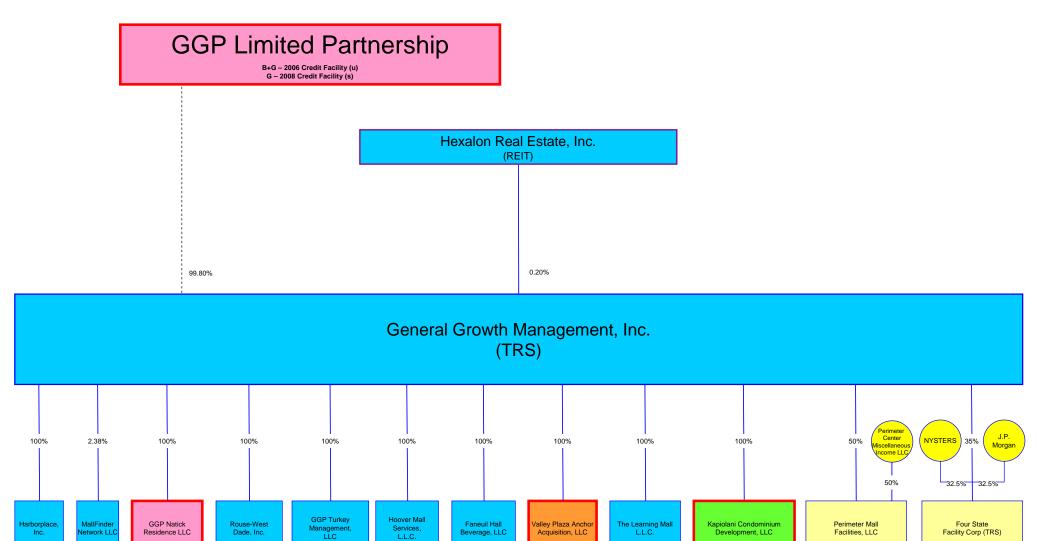




<sup>1</sup> GGP does not control this joint venture. For purposes of preparing this chart, GGP has relied on the most recent information provided by its joint venture partner regarding the joint venture's ownership percentages in its subsidiaries.







### $\underline{Supplement\ to\ Appendix\ E-Corporate\ Reorganization\ Process}$

The supplement to Appendix E will be filed in a forthcoming supplement on December 21, 2009.